

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2005

Grant Harkness
1601 East I-65 Service Rd. S.
Mobile, AL 36606

Re: Case #ZON2005-00219 (Planned Unit Development)
Harkness Subdivision
1601 East I-65 Service Road South (East side of I-65 Service Road South, 950'±
North of I-65 Commerce Drive).

Dear Applicant(s) / Property Owner(s):

At its meeting on February 17, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site with shared access between multiple building sites.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **full compliance with the landscaping and tree planting requirements of the Ordinance for Lot 1, as well as the provision of frontage trees for Lot 2;**
- 2) **provision of adequate paved parking for the existing building, and new showroom and warehouse;**
- 3) **the submission and approval of a Planning Approval application if the heavy equipment rental operation is expanded;**
- 4) **the submission and approval an Administrative PUD application prior to the issuance of a permit for the warehouse on the eastern portion of Lot 2; and**
- 5) **full compliance with all municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II